

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Racine

State: WI

PJ's Total HOME Allocation Received: \$12,458,691

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:							
			PJs in State: <div>10</div>				
% of Funds Committed	<div>92.80</div> %	<div>93.87</div> %	<div>7</div>	<div>90.66</div> %	<div>69</div>	<div>70</div>	
% of Funds Disbursed	<div>91.02</div> %	<div>90.07</div> %	<div>3</div>	<div>81.06</div> %	<div>89</div>	<div>91</div>	
Leveraging Ratio for Rental Activities	<div>3.84</div>	<div>3.61</div>	<div>6</div>	<div>4.62</div>	<div>50</div>	<div>43</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>100.00</div> %	<div>98.88</div> %	<div>1</div>	<div>81.27</div> %	<div>100</div>	<div>100</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>77.80</div> %	<div>78.93</div> %	<div>6</div>	<div>68.23</div> %	<div>57</div>	<div>61</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>71.43</div> %	<div>76.63</div> %	<div>7</div>	<div>79.86</div> %	<div>22</div>	<div>21</div>	
% of 0-30% AMI Renters to All Renters***	<div>38.66</div> %	<div>51.08</div> %	<div>6</div>	<div>44.82</div> %	<div>37</div>	<div>36</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>99.16</div> %	<div>87.24</div> %	<div>3</div>	<div>94.65</div> %	<div>51</div>	<div>55</div>	
Overall Ranking:			In State:	<div>4</div> / <div>10</div>	Nationally:	<div>71</div> <div>72</div>	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$24,352</div>	<div>\$14,400</div>		<div>\$25,419</div>	<div>119</div> Units	<div>8.40</div> %	
Homebuyer Unit	<div>\$8,024</div>	<div>\$13,832</div>		<div>\$14,530</div>	<div>824</div> Units	<div>58.50</div> %	
Homeowner-Rehab Unit	<div>\$11,905</div>	<div>\$15,555</div>		<div>\$20,251</div>	<div>152</div> Units	<div>10.80</div> %	
TBRA Unit	<div>\$637</div>	<div>\$2,673</div>		<div>\$3,156</div>	<div>314</div> Units	<div>22.30</div> %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Racine WI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$71,019	\$45,869	\$14,013
State:*	\$63,375	\$72,683	\$17,362
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ:	2.6 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.02

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	19.5	20.1	75.7	22.9
Black/African American:	64.4	27.9	13.2	66.6
Asian:	0.0	0.1	0.0	0.3
American Indian/Alaska Native:	0.0	0.2	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.6	0.0	0.0

ETHNICITY:

Hispanic	16.1	51.0	11.2	10.2
----------	--	--	--	--

HOUSEHOLD SIZE:

1 Person:	30.5	13.6	34.2	67.2
2 Persons:	23.7	10.2	30.9	19.1
3 Persons:	14.4	39.0	15.1	8.6
4 Persons:	8.5	18.2	6.6	3.5
5 Persons:	11.9	11.7	6.6	1.6
6 Persons:	5.9	5.6	3.9	0.0
7 Persons:	2.5	1.1	1.3	0.0
8 or more Persons:	2.5	0.7	1.3	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	35.6	15.2	36.8	75.2
Elderly:	1.7	1.7	19.1	1.6
Related/Single Parent:	44.9	45.3	17.1	21.3
Related/Two Parent:	11.9	33.9	22.4	1.6
Other:	5.9	4.0	4.6	0.3

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	12.7	0.2 [#]
HOME TBRA:	0.0	
Other:	5.1	
No Assistance:	82.2	

of Section 504 Compliant Units / Completed Units Since 2001 7

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Racine State: WI Group Rank: 71
(Percentile)
State Rank: 4 / 10 PJs Overall Rank: 72
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	77.8	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	71.43	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	99.16	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.88	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

